


Rehabilitation Assistance Program



Relocation
Information

RAP AREA
Residents

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Information for Residents



WHAT'S HAPPENING IN YOUR NEIGHBORHOOD

Your neighborhood has been designated a Rehabilitation Assistance Program (RAP) area. (Please see map). RAP will result in considerable construction activity as buildings are brought up to code to ensure safe and sound residences. There will also be public improvements such as additional street lighting, repaving of streets, etc. Providing a better place to live may cause you temporary inconvenience.

Every effort will be made to keep residents in their homes but some relocation will be necessary. Consequently, along with housing rehabilitation and public improvements, the city provides a relocation assistance service.

If you are asked to move because of RAP construction, the RAP staff will advise Central Relocation Services (CRS) of your need for relocation assistance.

WHO QUALIFIES FOR RELOCATION SERVICES

Only if you live in a RAP area and are displaced by RAP activities can you qualify for relocation services. Property owners and tenants who live in buildings requiring so much rehabilitation that units cannot be occupied while work is in progress may qualify. Tenants who are forced to move by rent increases of 10% or more resulting from RAP activity and whose rent exceeds 25% of their gross income may also qualify.

WHAT TO DO

When you are asked to vacate, the Community Liaison Officer (CLO) from RAP or a representative from CRS will inform you of the procedure to obtain relocation services. In any event, if you live in a RAP area and are asked to vacate, contact the CLO for your RAP area. PLEASE DO NOT MOVE until you have direction from representatives of RAP or CRS.

MOVING BENEFITS

Anyone required to move by RAP activity is eligible for one of the two moving assistance benefits described below:

(1.) ACTUAL MOVE

Payment can be made for your actual reasonable expenses when your furniture and other personal property are moved by a licensed moving company. The maximum actual move cost per dwelling unit is \$1,000*.

OR

(2.) FIXED PAYMENT

You may decide to handle the move yourself and take what is called a Fixed Payment. This is a flat payment which is based on the number of rooms you occupy in your present home. The Fixed Payment Schedule*, which has a maximum of \$300 is as follows:

*NOTE: Payment schedules may be subject to periodic revision as required by law.

REMEMBER! IF YOU HAVE ANY QUESTIONS, TALK TO US!

If you are asked to vacate your unit because of RAP related activity, please contact the appropriate Community Liaison Officer (CLO) for the procedures to be followed in obtaining relocation services and benefits and other related information.



Information Booklet Receipt

NAME OF HEAD OF HOUSEHOLD _____

ADDRESS _____

APT/ROOM NO. _____

I have received a copy of the Information for Residents Booklet. My signature on this receipt does not obligate me in any way whatsoever.

Signature of Resident _____

Signature of Agency Representative _____

Date _____

\$75.00 for One Room of Furniture
 100.00 for Two Rooms
 150.00 for Three Rooms
 200.00 for Four Rooms
 250.00 for Five Rooms
 300.00 for Six Rooms or more

Persons who have no furniture can be paid a flat rate beginning with \$25.00 for one room plus \$15.00 for each additional room.

A person who chooses to handle his/her own move will also receive an additional payment known as a DISLOCATION ALLOWANCE. This allowance is a flat amount of \$200 and is added to whatever other monies are due you when you choose to take the Fixed Payment Schedule.

WHO ARE ELIGIBLE FOR REPLACEMENT HOUSING ASSISTANCE

Benefits you will receive depend upon whether you are a low-moderate income individual or family, (see schedule below) and whether you have been a legal tenant of a building to be rehabilitated 90 days before receiving a notice to vacate.

When you receive notification that a move from your home is necessary, to be eligible for a Replacement Housing payment, you must move to standard housing. Standard housing is a unit that has been certified by the Bureau of Building Inspection to be decent, safe and sanitary.

Please Note: If your income exceeds that of a low-moderate income family or individual as shown below, your benefits will not include replacement housing payments.

INCOME LIMITS*

For the purpose of determining eligibility for Replacement Housing Payments, a low-moderate income household is a household in which the TOTAL combined incomes of the occupants do not exceed the schedule listed here by family size:

Family Size	Income Limits*
1.....	\$16,124
2.....	18,450
3.....	20,700
4.....	23,024
5.....	24,450
6.....	25,950
7.....	27,374
8 or more.....	28,800

*Income Limits above are as of January 17, 1978

**NOTE: Income Limits may be subject to periodic revision as required by law.

Regardless of income, a tenant or property owner will be eligible for payment of moving costs should he be required to move.

REPLACEMENT HOUSING PAYMENTS*

You MAY be eligible for one of the payments outlined below. There are certain eligibility requirements which must be met in each situation, but all require that you be a low-moderate income resident of a RAP area for at least 90 days. (Please see section on GENERAL ELIGIBILITY in this brochure). Again it should be noted that it is in your best interest to fully discuss your rehousing plans with the staff members working with you. In this way, you will be sure to receive any benefits for which you are eligible:



-If you are now RENTING and move to your new home on a RENTAL BASIS you may be eligible for a Replacement Housing Payment of up to \$1000 each year, over a four year period, to assist you in paying your new rent.
-If you are now RENTING and move to your new home on an OWNERSHIP BASIS you may be eligible for a Replacement Housing Payment of up to \$4,000 to assist you in making your down payment. Any amount over \$2000 must be matched dollar for dollar up to the maximum of \$4000.
-If you are a HOMEOWNER and rehabilitation is not feasible, you may choose to move to your new home on a RENTAL basis and may be eligible for up to \$1000 each year for four years.
-If you are a HOMEOWNER and rehabilitation is not feasible and the building is demolished, you may be eligible for a Replacement Housing Payment of up to \$15,000 to purchase another home.

*NOTE: Replacement Housing Payment schedules may be subject to periodic revision as required by law.

FINDER'S FEE

If a person eligible for replacement housing finds his own code complaint dwelling unit, he will receive a finder's fee of \$50. Those relocated to hotels do not qualify for this fee.

TEMPORARY RELOCATION

Temporary relocation is offered to those individuals and families who are renters and owners and who wish to return to their RAP area residences. In order to authorize temporary moves, the RAP program must certify that the required code work to your building is so extensive that you will not be able to remain while the rehabilitation takes place.

You must also have a written agreement with the owner of the property, prior to the move, that you can move back into the unit you vacated.

Replacement Housing Payments are not available to those making temporary moves.

MOVING BENEFITS FOR BUSINESSES

A business may be eligible for benefits. Each case has to be evaluated on an individual basis by Central Relocation Services.

ADDITIONAL INFORMATION

Information concerning Federal and State Housing programs offering assistance to displaced persons will be available at the CRS office, (including Section 8 - Moderately Priced Private Housing (MPPH) and Public Housing). CRS will also have listings of those units available on the private market.

RIGHT OF FIRST REFUSAL

When a RAP loan is made on a property, the property owner is required to give any tenant the right of first refusal to return to his/her unit when the rehabilitation is complete.

YOUR RIGHT OF APPEAL

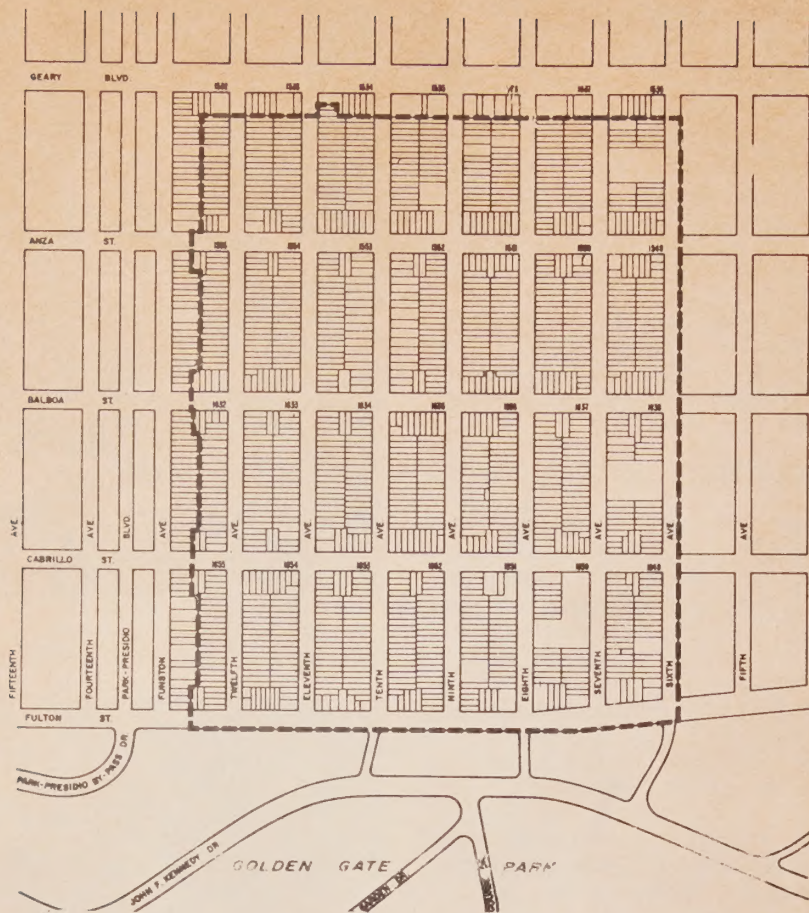
The housing offered to you must be suitable for your needs. If you believe that it is not suitable or that you have not received all benefits to which you are entitled, THEN you have the right to present your case to the RELOCATION APPEALS BOARD, Room 303, 450 McAllister Street, San Francisco 94102. CRS will assist you in filing this appeal.

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